The McKinley Herald.

Vol. I, No. 7. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. October, 1905.

THE NEW YORK PUBLIC LIBRARY ASTOR, LENOX AND TILDEN FOUNDATIONS

WORK ON THE MANIGUA ORANGE GROVE.

250 ACRES TO BE PLANTED AT ONCE.

Important Meeting of the Board of Directors.

One of the most important meetings of the Board of Directors of the Tropical Development Company ever held took place on Oct. 12th, and was continued on adjourment until the next day.

The meeting was called chiefly to define the policy of the company in the matter of planting the 500-acre Manigua orange and grapefruit groves, one-half of which, or 250 acres, is now being finally gone over and ploughed preparatory to setting out the young trees. The decision of the directors was that 25,000 orange and grapefruit trees be ordered immediately from a Florida nursery company and that *at least* 250 acres of the groves be planted *at once*, the trees to be set out just as fast as possible, but at the rate of not less than 4,000 trees, or 45 acres per month, beginning in November and continuing monthly until the total of 250 acres is planted, which should be in April next.

A resolution covering this ground was passed by the board and is printed on this page.

The executive officers were further instructed to hire an experienced orange and grapefruit grower, whose sole business it shall be to direct the planting of these trees and their subsequent care and cultivation.

Clearing and Planting.

Treasurer Fernald cabled us on Oct. 7th that 330 acres of the groves tract were cleared.

Under date of Oct. 2d he writes that, acting under instructions received from the Board of Directors, he had the surveyor measure the completely cleared portion of the orange groves tract and that the surveyor reports 193 acres to be wholly cleared and ready for plowing, while there are yet some stumps to be removed and other work done upon the balance of the large acreage which has been worked upon by the clearing force, the total clearing work being the equivalent of 330 acres wholly cleared as indicated in the telegram of Oct. 7th.

The directors decided to have the clearing entirely finished *at once* on 250 acres of the tract, and that two teams be kept at work plowing *constantly* until the half of the tract is all plowed. Meantime, the working force is to be taken off the partial clearing work and concentrated on:

(1) Completing the clearing of 250 acres; and (2) planting the same in orange and grape-fruit trees at the rate of 45 acres per month, beginning next month.

The Board of Directors sent the following cablegram to Treasurer Fernald immediately after the meeting adjourned:

Oct. 13th, 1905.

To "Tedeco," Batabano, Cuba:

Directors voted today to plant two hundred fifty acres immediately. Desire you complete clearing and plowing this acreage ceasing new clearing. Start Werner staking for trees. Additional team ordered. New steamer building. Running January. Arranging landing port McKinley. When will sawmill be running? Answer.

Tedeco.

(Continued on page four.)

TO PLANT HALF OF THE GROVES.

Important Resolutions of the Board of Directors.

The following resolutions were passed unanimously by the Board of Directors of the Tropical Development Company at a meeting held Oct. 12th, 1905:

Whereas, The Tropical Development Company has cleared sufficient land in the Manigua orange groves tract to make it advisable now to begin the planting of the same to orange and grapefruit trees; now, therefore, be it

Resolved, That the executive officers of the company be and hereby are instructed to complete the clearing, ploughing and preparation of 250 acres of said tract, so that the said acreage shall be thoroughly ready for planting; and be it further

Resolved, That at least 4,000 orange and grapefruit trees be purchased and planted each month on said acreage, beginning in November, 1905, and continuing until April, 1906, it being the intention and purpose of the Company to plant 90 trees on each acre of the said 250 acres, making a total of 22,500 trees to be purchased and set out in the ensuing six months; be it further

Resolved, That an experienced orange grower be employed to take charge of the planting and cultivation of the above mentioned trees.

Present at this meeting: Directors Hull, Comstock, Knight and Hayes.

An Enthusiastic Farewell.

Mr. W. A. Bush left for McKinley early this month, sailing from New York on October 5th, accompanied by his wife and his son and daughter. Mr. Bush and his family were treated to something of an ovation by a number of his shop-mates who assembled at Larkin street, near Sizer's forge, to wave farewell to him as the Erie train went by. It was a night train, and Mr. Bush's friends, headed by Mr. Samuel Cooper, arranged an impromptu illumination, constructing torches out of waste saturated in oil and fastened to the end of iron rods. The passengers on the train wondered what the demonstration was about, but they soon found out when the train stopped for some purpose or other at the crossing and Mr. Bush's friends gathered around the window of the car to shake hands with him and wish him a pleasant journey. Mr. Bush was greatly pleased at the enthusiastic send-off he received and the boys at the forge were glad to have a chance to bid him goodbye again.

Improvement in Transportation.

New Boat Now Building--Ready in January.

As announced in The Herald last month, the new steamer which is to ply between Cuba and the principal points in the Isle of Pines, including Port McKinley, is now being built.

There is no hearsay or prophesy about this—it is a statement of *fact*, as will be seen by a glance at the following extract from a letter just received by the Tropical Development Company from one of those interested in the new steamer:

"You ask what arrangements we have made regarding the new steamer. I thought I had written you about this. We signed a contract in August and the new steamer is well under way of construction. It is being built by the Pusey & Jones Company, Wilmington, Del., and will cost $40,000. It will be a night boat and will easily make 12 miles per hour. It can also be used for a day boat. There will be sleeping facilities for 50 passengers. A larger number can be accomodated with cots and steamer chairs if necessary. Our plan is to have the boat make three trips a week if the business justifies it. The steamer will have twin screw propellers and is first-class in every repect. People in the Isle of Pines will be proud of the boat."

It has also been learned that the new steamer will make close connection with the Ward Line steamers from New York, which arrive in Havana Monday mornings and Wednesday mornings, the idea being to enable passengers to put in the day in Havana and leave the same night for the Isle of Pines, arriving there Tuesday and Thursday mornings. The steamer will carry a searchlight and the sail over from Cuba will be a delightful one. Returning, the new steamer will make equally as close and convenient connection. It is believed the boat will be finished in January.

Arrangements will at once be undertaken for deepening the mouth of the Nuevas River, in order that the steamer may land at Port McKinley. We have the deepest river on the Isle of Pines and the nearest port of entry to Cuba, as the steamer goes.

Land values at McKinley will double this winter.

TRAVEL TO McKINLEY IS INCREASING.

NUMBERS OF BOND-HOLDERS GO DOWN.

Several Families Included Among the Departures.

September has been a month of many departures for the Isle of Pines, and October bids fair to exceed it in this particular. Every week during the fall and winter there will be new arrivals at McKinley, and as these new comers take possession of their tracts the scenes of activity which mark the development of the Orange Groves property will be witnessed throughout the entire colony.

Prominent among those who left for McKinley in September were Mr. and Mrs. George F. Young and their son, George, and Mr. Charles F. Young, who sailed from New York on September 30th on the "Morro Castle," of the Ward Line. The Messrs. Young are going well prepared to enter upon their work at McKinley, as they shipped a car-load of freight via Mobile, which included all necessary agricultural implements, wagons, etc. Upon their arrival in Havana, having a few days to put in, the Messrs. Young will visit the Cuban Government Agricultural Station at Santiago de las Vegas, near Havana. Here they will inspect the beds of asparagus, potatoes, egg-plant, cucumbers, tomatoes, etc., which have been planted under the intelligent supervision of Professor Earle, the head of the station. The Messrs. Young will consult with Professor Earle regarding the cultivation of vegetables, citrus fruits and other products in the Isle of Pines, and will, no doubt, secure much valuable information. They are themselves well informed on the agricultural methods in vogue in Florida, as they lived in that State several years ago, leaving only when the cold waves made further operations unprofitable. The Messrs. Young will go into the cultivation of smooth Cayenne pineapples on scientific lines, shedding over their pineapple fields so as to produce a half shade effect, which results in the growth of the largest and most juicy pineapples. Three acres which these gentlemen planted in this manner for other people in Florida have produced enormous returns since they were set out.

Mr. and Mrs. Albert B. Young will visit their brothers this winter. Mr. Albert Young has given instructions to M. E. Gillett, the Tampa nurseryman, to ship three specimens of every kind of tropical fruit or other tree which he thinks will thrive at McKinley. With these Mr. Young will experiment, selecting the best for more extensive planting. In the meantime, the 22 acres of orange and grapefruit trees which he is planting will be looked after by his brothers.

Mr. J. G. Bubb, who has purchased Tract No. 159 and who visited the Isle of Pines last winter, left last month for McKinley.

Mrs. George Werner and five children left for McKinley in September to join Mr. George Werner.

Mr. Charles A. Cuffel, who has purchased Tract No. 65, writes from his home in Pennsylvania that he expects to go down to McKinley to live this winter, if he can complete his arrangements. Mr. Cuffel is the author of a history of Durell's Battery in the Civil War. He served as a lieutenant in that

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The McKinley Herald.

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 17 WEST SWAN ST., BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES.

OCTOBER, 1905.

A WORD ABOUT ANNUAL PAYMENTS.

All of our bondholders are aware that the company is offering the exceptional inducement of 10% discount for the prepayment of twelve months installments or for an annual payment. In spite of this, however, many who are quite able to make this payment continue to pay on the monthly, quarterly or semi-annual plan. Think it over a moment. Isn't this very bad business. The banks do not offer you such a rate of interest, yet many, through carelessness or indifference, continue as they had begun. We would urge all who are in a position to make an annual payment on their subscription to do so at once, as the time is fast drawing to a close in which this liberal discount will be allowed. After the second year of the contract no discount is allowed for prepayments, yet many are preparing to enter the second year without taking advantage of the ten per cent. It is certainly only good business and common sense for those who are prepared to do so to make their money go as far as possible, and the way to do that in this enterprise is to pay on the annual plan.

There is, moreover, another good reason for paying annually, and that is to put the insurance provision in force. Remember, no bondholder, even though he has filed his certificate of good health, is insured until he has paid one year's payment on his contract.

PORT McKINLEY.

This is certainly a "red letter" number of the McKINLEY HERALD. Besides the important announcement of the company's aggressive campaign for a winter planting, which will set at least 22,500 trees on 250 acres of our grove and provide the immediate basis for future dividends, comes the hardly less important announcement of the proposed opening of the Nuevas River to deep draught shipping.

Anyone who will refer to the map showing the relative positions of the Isle of Pines and Cuba, will note a series of keys or tiny islets, which dot the sea between the two large islands. These cays begin just off the northeast coast of the Isle of Pines and extend in a northwesterly direction, terminating at a point in the sea a little to the northeast of the mouth of the Nuevas River, the stream that washes the McKinley colony lands.

There are three ways of traversing these keys in the steamer run from Cuba. One far to the east, a roundabout and difficult passage known as the English channel, the other two, shorter and more accessible, almost due north of mouth of the Nuevas River. A steamer, using either of the last two channels, would reduce the total steaming distance one third and, on emerging from the Keys, would be headed direct for the mouth of the Nuevas River.

This stream, as our bondholders have been informed, is naturally fitted to become the principal deep water harbor of the Island. By actual measurement there is no point from the bar at the entrance to Tract No. 4 of the McKinley property that has less than ten feet of water, a depth sufficient to admit a sea-going steamer. At the confluence of the streams, which occurs at the northern end of the McKinley property, the stream broadens into a natural basin over 350 feet in width. The McKinley side of the river shelves steeply into deep water—in some places twenty-seven feet deep—and thus affords excellent docking facilities. There is a perfect land-locked harbor at the north end of our own colony lands. To be sure, as long as operations are confined to the Manigua groves, such a port is not an imperative necessity, for Nueva Gerona is but seven miles from the Manigua groves, over a good road. But the news of the new $40,000 fast boat which is about to be put in commission between the Isle of Pines and Batabano, Cuba, (details of which are announced on the first page of this paper) and the possibility it affords of securing a stop at McKinley has convinced us of the advisability of securing the early opening of Port McKinley.

So this matter has been carefully considered and negotiations are now under way between the directors of the Tropical Development Company and parties interested in the new steamer to settle the proportional expense to be borne by each, and we are assured by President Hayes who, with our engineer has made a careful examination of the approaches to McKinley, that the work can be rapidly accomplished. We are hopeful of being able to list McKinley as a port to be made by the new steamer when she goes into commission.

Our readers will remember an important article which appeared in a recent issue of the HERALD, in which the possibilities of rapid freight connections to northern markets were discussed.

The new fast boat between the Isle of Pines and Batabano is the first link in this chain, the second will be the establishment of Port McKinley, and the third and final step the construction of a railroad between Port McKinley and the Manigua orange groves. This last step is yet in the future, but just as surely as the trees of the groves are coming into bearing, until it shall produce at least 200,000 boxes of fruit per year, just so certain is the establishment of this service. The land between the groves and the Port is nearly level and lends itself admirably to inexpensive railroad construction, and so great will be the saving over the cumbersome methods of teaming, that not only will the output of the groves pay a handsome dividend on the investment, figured at the most reasonable charges for transportation, but the actual saving will, within a few years, suffice to repay the actual cost of construction. Finally we would add that Nueva Gerona has been proven inadequate to handle the future commerce of the north shore of the Isle of Pines. The Casas River, on which it is located, will allow the entrance of steamers drawing only five and a half feet of water, and the recent experience of the steamer which brought the sawmill from Mobile, Alabama, has shown its inadequacy as a deep sea port. PORT McKINLEY is destined to be the harbor through which the shipping of the whole northern section of the Isle of Pines will pass, and our bondholders who own the land nearest to this port, are certain to see their investment advance in value by leaps and bounds, as the steady development at McKinley continues.

TO THE READER WHO HAS NOT YET INVESTED.

This paper is sent you in the hope of securing your investment in some of our bonds and thus identifying you with the McKinley colony. We suppose that you have read our "Illustrated Prospectus" and are thus fully aware of the full details of our offer. If you have not, write us at once and it will be forwarded to you. But if you have read this book and have received the HERALD for the last two or three months, you are fully aware of the thorough way in which we are carrying forward our work, and if you are considering an investment with us, you certainly have no longer any reason for hesitation. We have and are achieving results which have taken the wind out of the sails of any similar enterprise, for the simple reason that in the establishment of our 500 acre grove and the liberal offer of free land to investors in our bonds, we have devised a plan which has arrested the attention of the careful investor and are operating on lines which are certain to produce the desired results. "Line upon line, rule upon rule," we have been surely but certainly proving the opportunities that McKinley offers to hundreds of investors and settlers. Our columns have been filled with letters from satisfied investors. Our news items have teemed with the records of their progress, our pages have regularly chronicled the records of our substantial progress. What more can we do to prove to you the soundness and security of our investment to you?

We feel that this number marks the close of our first development period. Slowly we have been preparing for the planting of our groves and now that this is actually under way, the first part of our work is accomplished. Every town lot in McKinley doubles in value with the opening of the port; every acre is the scene of actual or proposed development. NOW IS YOUR CHANCE. If you haven't invested yet, DO SO AT ONCE before the opportunity is lost. Write us frankly your views. You will receive a courteous and careful answer, but unless you write us, you will not again receive the HERALD, as we intend dropping from our list those to whom we have sent two numbers without response.

Our Working Force.

In a cablegram received from Treasurer Fernald Sept. 15th, he reports the working force to be eighty-two men as follows:

"Sixty-seven men clearing; one plowing with mules and one with oxen; thirteen others on pay-roll. More mules needed."

The additional team of mules has been ordered from Havana, as instructed by the directors.

Mr. Fernald writes that there is work for more carpenters at McKinley, as there has been considerable building lately.

McKINLEY ITEMS.

Below we append some notes from letters received from Treasurer Fernald, which give an interesting view of McKinley happenings:

Sept. 3d.

"We moved into the Grove House Aug. 30th, and I can now work in some comfort, although many things about the house are unfinished. The carpenters will begin the work of putting up shelves, and partitions tomorrow and will then begin the stable for the mules.

"The second floor (of the Grove House) has a corrider running the whole length and six rooms on the east side. There will be seven on the west side. . . . I have just heard from Buffalo that the sawmill only started on Aug. 16th or 18th. We and our settlers are being delayed by the slowness of the native mill and the time it takes to haul the lumber to McKinley. (Note: Since this was written, as our bondholders are aware, the mill has arrived.)

"We set up a piano in the hotel dining-room today. It belongs to Miss Zook, sister of Mrs. J. Prenatt, and they have not room for it in the house they have hired till their own is built."

Sept. 16th.

"The new house and several lots of new people have made me much extra work. I have started a new hotel register and Aug. 30th got one name on it. Aug. 31st there were three—the blacksmith, Mr. Cleland, who had been over to Havana a week—and the Rev. West and daughter, who only staid over night. Sept 3d we had one transient guest from New Gerona; Sept. 5th, three others. Sept. 7th we had seven new arrivals, three of them wives of settlers. Among them are Geo. Werner's brother, Jacob and wife, also the wife of a man who has been here several months. Sept. 14th there were nine names on the register. Mr. Cleland, the blacksmith, had brought his wife, son and daughter, also an older daughter and her husband from Havana, and a young Scotchman who has been in Canada near where they came from, was with them. The other two were transients. Mr. Cleland also brought a pair of mules. His party seems to be well pleased and disposed to take hold and help make the future of the settlement. (Note: Since this was written we have received applications for land from this friend. Another case of buying *after* inspection.) We have a much larger store than in the old house, and I have had to oversee the arranging of goods on the shelves, marking prices, etc. But I have taken a man for a clerk all the time so as to get rid of a lot of routine work and save my time for the important things.

"We are beginning to get oranges ripe enough to eat. (Note: This for Sept. 14th, a time when the northern markets are practically bare and oranges bring from $4 to $7 a box.)

Mr. Oscar Seelbach has been taking some excellent pictures, which will be reproduced in forthcoming issues of the HERALD. He will take pictures of tracts for bondholders at reasonable rates.

We are often asked: "How long will orange trees bear?" It is hard to say when they will stop. We know of a tree in the old Fort Harrison grove, Clear Water, Fla., that was sixty years old in 1893, and in that year 13,600 oranges were gathered from it, making seventy-one packed boxes. This tree was badly hurt by the great freeze of a year later, but was not killed, and gradually recovered from the effects of it.

Mr. J. Prenatt's new house on tract 286 has been completed and he has taken possession of it and is cultivating about two acres of vegetables for the spring market.

FOR WINTER VISITORS.

A Comfortable Tourist Hotel to be Erected by Mr. R. W. Dunning.

We have just received word that Mr. R. W. Dunning, who visited McKinley last summer, has completed arrangements for the erection of a comfortable residence on his property, No. 263. The building will be the most elaborate yet erected at McKinley, and will be fitted to accommodate twenty-six visitors.

We have had a glimpse of the architect's plans, which call for a spacious building seventy-six feet in length, surrounded by a ten foot veranda. Among the special features will be a cement floor, hot and cold water baths, a complete aceytaline lighting plant, a spacious and airy dining-room and, in fact, every convenience which the most exacting can require. Mr. Dunning and his capable wife leave for McKinley shortly to supervise the details of erection. Most of the furniture has been purchased, and such details as specially made mattresses show the careful forethought that is being exercised. The hotel will probably be ready for occupancy in December, though a more definite announcement will appear in these columns. Those of our bondholders who will visit McKinley this winter are invited to write for more complete information, rates, etc., as it is certain that the demand will exceed the accommodations, and for those who desire rather better accommodations than the company's Grove House can furnish, this new home-like building will prove a veritable boon.

TWO BUFFALONIANS ON THEIR LAND, MIDWAY BETWEEN THE TOWN SITE AND THE GROVE PROPERTY.

California's Twenty Million Dollar Orange Crop.

LOS ANGELES, Cal., July 25.—As their charges for hauling the citrus fruit crop of southern California to the Eastern markets, the railroads have received this season to date an amount in excess of $8,703,765, says the *Herald*. The growers have received $7,253,-137.50. The sum paid out for picking, and packing materials and sellings exceeds $3,432,885.75.

These figures, prepared from interviews with railroad officials and shippers, and from official reports, amply sustain the claims made for southern California, as being the largest citrus fruit growing district in the world.

All records of previous years have been broken, and the prospects for the coming season are for a more abundant crop than that of any other preceding year.

Conservative estimates for the citrus fruit year, which ends November 2, 1905, places the yield at 29,000 cars, or 1,100 cars in excess of last year's banner crop.

SEASON'S MOVEMENT.

Up until the 14th, 27,631 cars left southern California for the Eastern markets. This represents a grand total of 9,670,850 boxes.

The citrus fruit year commences and ends November 2d. The following figures are for the past three years:

	Cars.
1902	17,337
1903	22,398
1904	27,899
1905 (to July 14)	27,361

The railroads feel that they have cause to be grateful to nature and the grower. The sum of $8,707,765, which they have thus far received, is based on the average cost of 90 cents a box for freight and does not include icing charges of 20 cents a box. All the figures quoted are placed upon the lowest possible basis. For instance, the icing, in figuring freight charges at 90 cents, is rated at 2 cents a box, but the icing commences in April, when 40 per cent. of the crop still remains to go forward.

In figuring $7,253,173.50 as the returns to the growers, an average price of 75 cents a box is used. One company handling 55 per cent. of the crop states that the prices it has received will average slightly over that amount.

For the transportation of the fruit, the railroads have received an amount of $1,450,627.50 over that paid the growers. In other words, the producer gets about 12 per cent. less than the carrier, not considering the icing charges, which on the 40 per cent. of the crop at 25 cents a box amounts to a considerable sum.

This is one of the reasons why the large shippers have been waging a war for lower price freight charges and are threatening to do their own icing.—*New York Packer*.

One of the recent arrivals, Mr. Cleland and family, have settled on tract 78 and the merry ring of the anvil would lead you to his new forge, for Mr. Cleland is a blacksmith and expert horseshoer and is shoeing our horses and mules in true American style.

Our genial superintendent, Mr. Geo. Werner, is one of the happiest of men and the cause is made plain if you walk to the new superintendent's house, which has just been completed about 400 feet north of the Grove House, and seeing the wife and children who were made welcome on their arrival on Sept. 29th.

The New Headquarters.

Treasurer Fernald writes an interesting letter under date of Aug. 30th announcing the opening of the company's new headquarters, a description and photograph of which was published in the August HERALD. Mr. Fernald says:

"This is a red letter day in our calendar, for today we open the Grove House, our new hotel and headquarters. It has fifteen sleeping rooms and we are putting two single beds in a room, so it will accommodate thirty persons. At present four of the rooms are occupied by the manager (pro tem) and employes, but some of these will probably room outside in the winter. We had planned to move a day earlier, but on Sunday night the heaviest rain of this year came on and lasted about eighteen hours, with intermissions. Monday forenoon the water rose above the bridge near Nueva Gerona, and in the afternoon it was over ours across the Del Medio, but nothing was damaged."

The furniture for the new headquarters was purchased by President Hayes while in Mobile in August, and most of it has since been shipped and received at McKinley.

The Voice of the South Wind.

Friend of the North you are busy today
Sweeping the paths and the dead leaves away,
Making all ready to blow—blow, blow
Over the land—the white drifting snow!

Dull is your sky—and cold is the ground,
Yet you go busily whistling around,
Shaking the fruit off the late apple trees,
Making all ready, before the first freeze.

When all is white save the whispering pine,
Do you not long for the roses, yet mine?
All the glad year—the palm waves for me,
Sweet, ah, how sweet, is the breath of the sea!

CAROLYN B. LYMAN, Batavia, N. Y.

An Illustration of our Easy Payment Plan.

In order to make it as convenient as possible for purchasers to buy and pay for our Profit-sharing Gold Bonds without making a heavy outlay of money at any one time, we have arranged an easy plan of installment payments covering four years.

We charge no interest on these installments, and we give you the right to settle on your land as soon as you have made your first payment. You can proceed to plant it and sell your crops without any charge from us except the regular installment payments. Thus you save your rent and you also save the expensive coal bills which you have to pay here.

The following table of payments explains our plan fully:

	Monthly	Every 3 months	Every 6 months	Yearly
1 bond..	$ 1.78	$ 5.32	$10.63	$21.25
2 bonds.	3.55	10.63	21.25	42.50
3 bonds.	5.32	15.95	31.90	63.80
4 bonds.	7.09	21.25	42.50	85.00
5 bonds.	8.86	26.58	53.16	106.25
6 bonds.	10.63	31.88	63.75	127.50
7 bonds.	12.40	37.20	74.40	148.80
8 bonds.	14.17	42.50	85.00	170.00
9 bonds.	15.94	47.82	95.63	191.25
10 bonds.	17.71	53.13	106.25	212.50
11 bonds.	19.48	58.44	116.88	233.75
12 bonds.	21.25	63.75	127.50	255.00
15 bonds.	26.57	79.69	159.38	318.75
20 bonds.	35.42	106.26	212.50	425.00
24 bonds.	42.50	127.50	255.00	510.00

At the request of numerous Bondholders, the Company has decided to allow a discount of Ten Per Cent. (10%) on annual payments, so that you *save money by paying annually at time of purchase.*

The net amount of money due the Company on any annual payment after the Ten Per Cent. discount is deducted may be seen at a glance by consulting the following table:

	Yearly Payment	Less Ten Per Cent	Net Amount Due Company
1 bond.....	$ 21.25	$ 2.12	$ 19.13
2 bonds....	42.50	4.25	38.25
3 bonds....	63.80	6.38	57.42
4 bonds....	85.00	8.50	76.50
5 bonds....	106.25	10.63	95.62
6 bonds....	127.50	12.75	114.75
7 bonds....	148.80	14.88	133.92
8 bonds....	170.00	17.00	153.00
9 bonds....	191.25	19.12	172.13
10 bonds....	212.52	21.25	191.25
11 bonds....	233.75	23.37	210.38
12 bonds....	255.00	25.50	229.50
15 bonds....	318.75	31.87	286.88
20 bonds....	425.00	42.25	382.75
24 bonds....	510.00	51.00	459.00

Now, you will see by reading over the above table, that you can buy, say, 12 bonds while they are selling at the present price of $85 each and pay only $21.25 down on them as your first payment, or if you pay a year's payment you get Ten Per Cent. discount. You can then move down to McKinley and settle on your tract. If you wish to change your location you can pick out any other tract on our property which is open for purchase. Our president, Mr. **Horace P. Hayes**, will cheerfully assist you in this or any other matter affecting your welfare or happiness, as far as possible.

Therefore, by paying only $21.25 down and $21.25 a month for four years, or an annual payment of $229.50, you can secure 12 of our Gold Bonds at $85 and get a free deed to 10 acres of the best fruit and vegetable land in the tropics, a couple of fine residence lots and a business lot in the new American town of McKinley.

Buy *now* before the price advances.

Guavas are more plentiful, growing in great abundance on a number of the tracts. They are noted for the superior jelly which can be made from them. Mrs. F. Prenatt has made quite a few quarts of the jelly which tastes much like the famous peach jelly of the north—only better.

TRAVEL TO McKINLEY IS INCREASING.

(Continued from page 1.)

battery and is prominent in Grand Army circles.

Prof. W. V. Graves, who has purchased Tract No. 16, writes from his home in this State that he will visit McKinley in January. Prof. Graves has lived in Porto Rico, and will, no doubt, be much interested in noting the points of difference between Porto Rico and the Isle of Pines.

Dr. Byron M. Fell, who lives in Eastern Pennsylvania, writes us that he and his brother, Mr. Eli H. Fell, will visit McKinley in December, accompanied by one or two friends. Dr. Fell will probably build and improve his tract, No. 137, while Mr. Eli H. Fell, who has purchased Tract No. 120, will make extensive improvements on his tract.

Messrs. William R. Warner and Jacob Laubacker, who were delayed in getting off early in September, left on September 28th for McKinley.

Mr. F. C. Payne will leave for McKinley early this month, accompanied by his wife and two children. Mr. Payne has purchased Tract No. 83, and as he was born and brought up on a Kansas farm, he will no doubt make a great success of his work at McKinley.

Mr. Arthur L. Pierce of Eden Center left for McKinley on September 30th. Mr. Pierce has purchased tract No. 292 and expects to put in a busy winter improving it, besides the work he will do as engineer in the new saw mill. Mr. Pierce's wife and his father will probably join him later.

Mr. John Keller left for McKinley the latter part of September.

Mr. Jacob Mueller left on a visit to McKinley about the middle of September.

Mr. A. W. Chaddock left early this month for McKinley, to put in the winter developing Tract No. 229.

More About the Nuevas River.

In a letter dated Sept. 3d, Mr. Fernald sends additional information regarding the Nuevas river, which is as follows:

"My latest trip in the row boat was to explore the river up to the road above tract No. 42, where we now keep the boat. The water is more than oar's length deep at this point, and when a few overhanging branches are cut away, there will be fine boating down to tract No. 1, while from there (tract No. 1) to the sea, it is splendid now. I think the head of launch navigation is about at tract No. 68, where the river spreads out shallow on a flat bottom."

On Oct. 5th Mr. Jacob Werner and wife moved into their new house on tract 410.

The New Saw Mill.

Word has been received that the steamer "Vuelta Abajo," chartered by the Pearcy Line and which sailed from Mobile Sept. 12th, arrived at the Isle of Pines, Saturday, Sept. 23d, after touching at Havana.

The new saw mill was on board of this steamer and was unloaded the following week. Although we have not heard positively on the subject, we are informed by one of our bondholders that the mill has been taken over to McKinley and set up, so we expect to hear soon that it is in operation.

The steamer on which the mill was brought over could not enter the Casas River at Nueva Gerona, but had to lay outside on account of the shallow water in the Casas River. This emphasizes the advantage which McKinley will enjoy as soon as the bar at the mouth of the Nuevas River is removed. The Nuevas River is much deeper than the Casas River at Nueva Gerona, the only shallow spot being the little sand-bar at the mouth of the Nuevas. The Casas River on the other hand is shallow all the way up to Nueva Gerona, and it can never be made a seaport as McKinley will be when the bar is removed.

Work on the new wireless telegraph station in the Isle of Pines to connect the island with Havana has stopped temporarily, as the Cuban workmen are afraid to climb the poles now about 100 feet high. American workmen will be secured if necessary. The station will be owned and operated by the Cuban government, though it is understood it will accept general business.

WORK ON THE MANIGUA ORANGE GROVE.

(Continued from page 1.)

This campaign of development will occupy the next six months or, say from November, 1905, until April, 1906. During this time some additional clearing can be done especially in the way of burning down trees, which is best accomplished in winter when there are fewer showers to put out the fires. General clearing operations will be resumed in full swing as soon as the work of planting the first half of the grove is finished.

From talks with many of our bondholders we are confident they will appreciate the wisdom of the Board of Directors in concentrating our expenditures in planting half the groves tract immediately in order that half of our trees may be planted and approach a bearing stage just as soon as possible, while the rest of the clearing follows at the earliest moment.

Florida Oranges Bring $1.25 to $1.50 per Box.

New York, Sept. 30.—*The Packer* has about 2,000 paid subscribers in the State of Florida who kindly assisted in compiling this paper's orange and grape fruit crop estimate this year. In addition to the information obtained in this way *The Packer* also has reports from several of the correspondents, who have made special efforts to get as near the facts as possible. After going over all the correspondence at hand, figuring out the probable damage rendered by the freeze of last January, and giving due consideration to the number of new groves coming into bearing, *The Packer* places its estimates at about 1,500,000 boxes of oranges and grape fruit for the entire State.

While at this writing the outlook is for a million and a half boxes, the reader must take into consideration the possibility of swollen fruit later, which would naturally increase the number of boxes to 1,750,000 and perhaps 2,000,000, should the growing section be visited by a series of rains.

The quality of the crop is much finer than for several years. A few sections complain of rust, but the majority of the reports show that the bulk of the fruit is generally bright. Coarseness is spoken of in some sections, but such reports nearly always include reference to the fruit as being clean.

The freeze of last January did considerable damage in the northern part of the State which is noticeable in the reports from these points.

Were it not for the increase in the production further south, the yield would not have near reached the million and a half mark. The trees have been particularly healthy this season, and while the white fly has done some damage it has not visited the unhealthfulness on the fruit it did last year. Very few complaints as to this pest are heard among the growers.

Prices in the groves, for the bare fruit as it hangs on the trees, rule from 90c to $1.25, and up to $1.50, quality and distance to the loading stations considered. Grapefruit prices range from $1.50 to $2.25. The average prices for oranges boxed and delivered to the station range from $1.50 to $2. At some outlying points which necessitate a long haul, the outside figure is a little low. Grapefruit is selling up to $2.50@2.75 delivered to shipping point. A few growers are holding out for higher prices.

The fruit, both oranges and grapefruit, is running to popular sizes, which, as mentioned above, will continue, provided weather conditions do not affect it. The winds have been low also, as a general thing in the heaviest producing sections, so that pricked and punctured fruit makes up a very small per cent. of the crop.

Buyers and solicitors are arriving every day, and while quite a number of contracts have been made, it is thought that buying is not as general as at this time a year ago.

Of the 2,000 inquiries *The Packer* put out, a great many of them went to orange and grapefruit growers and shippers exclusively. The intention is to give the trade as full a report as possible, so that many of these letters will be briefed, and as space will allow they will be printed.—*N. Y. Packer.*

Our list of new arrivals contains the names of Messrs. Laubacker, Warner, Mrs. George Werner and Mr. Kellar.

Advance in Price of Bonds

We wish to impress upon our readers that the offer of the Tropical Development Company's profit-sharing Gold Bonds with bonus of fertile plantation acreage, or city lots, at the present price of $85 each is limited and will expire as soon as the few remaining bonds reserved for sale at $85 are disposed of.

We have no fixed date for advance in price. This depends upon the number of bonds sold; but it is *absolutely certain* that within *a very short time* the few remaining bonds for sale at $85 will be subscribed for. After they are sold the price of all bonds will be *advanced.*

In order to avoid disappointment, fill in the subscription form enclosed herewith and mail it to us today with your remittance.. If your subscription reaches us before the balance of our bonds offered at $85 are sold, your application will be accepted. If not, your money will be refunded unless you wish to buy at the increased price.

Why toil and freeze here when you can start on the road to success and perhaps FORTUNE by accepting our great offer *now?*

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